



305.552.7855  
13595 SW 134 Ave . Suite 108  
Miami, FL 33186

[VestaPropertyServices.com](http://VestaPropertyServices.com)

# *VESTA PROPERTY SERVICES*

## **BRICKELL 25, INC. A CONDOMINIUM ASSOCIATION**

*November 30<sup>th</sup>, 2017 Financial*

Management Use Only – Unaudited Financial



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## Brickell 25, Inc. A Condominium Association

The following financial information is for Management Purpose Only in order to assist the association in financial planning. The attached financials have not been Audited, Reviewed and/or Compiled at this time by an independent CPA.

### FINANCIALS:

**Operating Account (s) \$ 9,102.72**  
**Reserve Account(s) \$622.60**

Your Association is able to pay the monthly expenses. There are no reserves being funded but the reserves allocated on the balance sheet and what is actually in the reserve bank account is correct. You have **\$1,565.27** as open payables and **\$0.00** of accrued expenses and the checks that were not cut during this

financial period will be cut during the following month.

**Accounts Receivable \$ 8,318.86**  
**Foreclosure(s) \$0.00 and/or Bad Debt**

### DELINQUENCY/ACCOUNTS RECEIVABLE STATUS:

Your Association delinquency is less than **2%** of your total Annual Income. The Association has

- 0 units in bank foreclosure,
- 0 units in association foreclosure,
- 0 units in bankruptcy,
- 0 units in lien,
- 0 units in a payment plan with association,
- 2 unit which received a 2<sup>nd</sup> Notice, and
- 0 units which received a 30-Day attorney demand letter.

All other units are either paid in full or received a friendly letter. At this time Management is not recommending anything further.



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### MAINTENANCE FEE(S) RECEIVED FROM ATTORNEY:

The following check(s) were received from the Associations attorney for full payment, sale, payment agreement, or mortgage collections.

<u>Check #</u>	<u>Check Date</u>	<u>Amount of Check</u>	<u>Home/Unit Account #</u>
None at this time.			

### ESTOPPEL(S) PREPARED:

The information below, if any, was requested from title companies, attorneys, Mortgage Companies in order to pay the full amount of the outstanding balance. If the account is at the attorney's office, management forwarded the matter to the attorney since the attorney's finds must be calculated into the total due and the association's attorney prepares the estoppels certification.

<u>Home/Unit Account #</u>	<u>Outstanding Balance, if any</u>
None at this time.	

### ASSOCIATION ATTORNEY COLLECTION REPORT:

Attached you will find the collection report prepared by your association's attorney. This report is the status in which the collection accounts are at, at the time management requested it, unless, the association's attorney has not updated to real time as requested by management. These reports are available in the attorney's website, but you must be a board of directors to have access. In addition to the attorney's report, we have attached a delinquency (DLQ) report as of the date of your meeting and/or report production. Please note that the DLQ attached with the financial package is as of the end of the monthly financial.

### AUTHORIZATION TO PROCEED (ATP):

<u>Home/Unit Account #</u>	<u>Date Mailed</u>	<u>Total Amount Outstanding</u>
None at this time.		



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## NOTICES:

**FDIC Insured Institutions coverage is \$250,000.00 per Tax ID. This regulation is effective as of January 1, 2013. Any Association that has a combine amount of \$250,000.00 in the same bank is subject to a lack of coverage.**

Financial information is for members of this association only and should not be distributed to non-members without prior association consent. The information provided in the financial statement is believed to be accurate as of the date on this report. Any association member/homeowner receiving this information shall use this information for personal use only and should comply with all State and Federal Laws governing community associations.

**Report Prepared by Maria Zayas, Accounting Staff, review by Barbara Sanabria, General Manager for the Southeast Region**

**E-Mail: [mzayas@vestapropertyservices.com](mailto:mzayas@vestapropertyservices.com)**

**Phone: 1-877-988-3782 Ext 659**

**Brickell 25, A Condo Assoc.**Balance Sheet  
As of 11/30/17

## ASSETS

## CURRENT ASSETS

10101	Operating-CAB	\$	9,102.72
11000	Accounts Receivable		8,318.86
12000	Prepaid Insurance		38,243.18
	Subtotal Current Assets		\$ 55,664.76

## RESERVE ASSETS

12501	Reserve -CAB	\$	622.60
	Subtotal Deferred Assets		\$ 622.60

## OTHER ASSETS

14100	Capital Improvement	\$	27,680.18
14500	Accumulated Depreciation		(25,587.94)
	Subtotal Other Assets		\$ 2,092.24

TOTAL ASSETS		\$	58,379.60
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## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

31000	Accounts Payable	\$	1,565.27
33000	Notes Payable Insurance		24,607.77
36000	Prepaid Assessment		9,672.92
	Subtotal Current Liabilities		\$ 35,845.96

## RESERVES

42000	Reserve-Roof Replacement	\$	684.68
46000	Reserve-Interest/Bank Fees		(62.08)
	Subtotal Reserves		\$ 622.60

## EQUITY

55000	Member's Equity	\$	32,750.36
	Current Year Net Income/(Loss)		(10,839.32)
	Subtotal Equity		\$ 21,911.04

TOTAL LIABILITIES & EQUITY		\$	58,379.60
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# Brickell 25, A Condo Assoc.

Income/Expense Statement  
Period: 11/01/17 to 11/30/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>								
60100	Maintenance Fee	23,485.87	23,486.00	(.13)	258,344.57	258,346.00	(1.43)	281,832.00
	Subtotal Income	23,485.87	23,486.00	(.13)	258,344.57	258,346.00	(1.43)	281,832.00
<b>Other Income</b>								
60500	Late Fees Income	.00	15.00	(15.00)	650.00	165.00	485.00	180.00
60600	Interest Income	.75	.00	.75	11.44	.00	11.44	.00
60900	Screenings Income	.00	15.00	(15.00)	115.00	165.00	(50.00)	180.00
67000	Miscellaneous Income	170.00	.00	170.00	220.00	.00	220.00	.00
67020	Taxation	.00	(50.00)	50.00	.00	(550.00)	550.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	.00	110.00	(110.00)	120.00
67040	Laundry/Tokens Income	900.22	500.00	400.22	4,276.59	5,500.00	(1,223.41)	6,000.00
	Subtotal Other Income	1,070.97	490.00	580.97	5,273.03	5,390.00	(116.97)	5,880.00
	<b>TOTAL INCOME</b>	<b>24,556.84</b>	<b>23,976.00</b>	<b>580.84</b>	<b>263,617.60</b>	<b>263,736.00</b>	<b>(118.40)</b>	<b>287,712.00</b>
=====								
<b>EXPENSES</b>								
<b>Administrative</b>								
70110	Management Fee	980.50	966.00	(14.50)	10,785.50	10,626.00	(159.50)	11,592.00
70130	Legal & Professional	.00	50.00	50.00	407.86	550.00	142.14	600.00
70140	Insurance General Liability	367.64	382.00	14.36	4,094.49	4,202.00	107.51	4,584.00
70145	Insurance Property/Windstrom	3,491.92	4,110.00	618.08	40,800.82	45,210.00	4,409.18	49,320.00
70150	Insurance Umbrella	131.84	136.00	4.16	1,467.87	1,496.00	28.13	1,632.00
70155	Insurance Finance/Taxes	145.97	120.00	(25.97)	1,471.98	1,320.00	(151.98)	1,440.00
70165	Insurance Flood	2,666.30	2,466.00	(200.30)	28,444.82	27,126.00	(1,318.82)	29,592.00
70170	Insurance Workers Compensatio	180.41	167.00	(13.41)	2,194.96	1,837.00	(357.96)	2,004.00
70180	Insurance D & O	81.53	65.00	(16.53)	827.35	715.00	(112.35)	780.00
70190	Insurance Fidelity	42.49	44.00	1.51	473.09	484.00	10.91	528.00
70195	Insurance Glass	153.62	160.00	6.38	1,710.26	1,760.00	49.74	1,920.00
70210	Depreciation Expense	125.98	126.00	.02	1,511.66	1,386.00	(125.66)	1,512.00
70240	Dues & License	.00	70.00	70.00	672.98	770.00	97.02	840.00
70270	ADP Fees	164.94	170.00	5.06	1,801.47	1,870.00	68.53	2,040.00
70275	Taxes & Audit Fees	.00	360.00	360.00	4,350.00	3,960.00	(390.00)	4,320.00
70276	ADP Payroll Taxes	918.74	500.00	(418.74)	7,269.24	5,500.00	(1,769.24)	6,000.00
70280	Postage & Printing	124.98	120.00	(4.98)	1,313.22	1,320.00	6.78	1,440.00
70282	Bank Fee	.00	.00	.00	109.00	.00	(109.00)	.00
71010	Salaries - General	3,757.58	2,275.00	(1,482.58)	28,807.37	25,025.00	(3,782.37)	27,300.00
	Total Administrative	13,334.44	12,287.00	(1,047.44)	138,513.94	135,157.00	(3,356.94)	147,444.00
<b>Utilities</b>								
72100	Electricity	1,109.74	1,180.00	70.26	12,625.29	12,980.00	354.71	14,160.00
72200	Water & Sewer	957.03	1,200.00	242.97	11,206.93	13,200.00	1,993.07	14,400.00

# Brickell 25, A Condo Assoc.

Income/Expense Statement  
Period: 11/01/17 to 11/30/17

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
72800	Telephone Lines	385.44	376.00	(9.44)	4,370.97	4,136.00	(234.97)	4,512.00
	Total Utilities	2,452.21	2,756.00	303.79	28,203.19	30,316.00	2,112.81	33,072.00
Maintenance Expenses								
74140	R&M-Electrical Repair	275.00	.00	(275.00)	275.00	.00	(275.00)	.00
74160	R&M-General	316.72	875.00	558.28	20,101.99	9,625.00	(10,476.99)	10,500.00
74170	R&M-Supplies	420.32	410.00	(10.32)	5,647.08	4,510.00	(1,137.08)	4,920.00
74175	R&M-Elevator	.00	100.00	100.00	375.00	1,100.00	725.00	1,200.00
74180	R&M-Air Conditioning	.00	100.00	100.00	.00	1,100.00	1,100.00	1,200.00
74185	R&M-Electrical & Lighting	2,780.00	100.00	(2,680.00)	3,071.57	1,100.00	(1,971.57)	1,200.00
74190	R&M-Fire Equipment	305.64	150.00	(155.64)	6,682.83	1,650.00	(5,032.83)	1,800.00
74195	R&M-Plumbing	.00	300.00	300.00	1,450.00	3,300.00	1,850.00	3,600.00
	Total Maintenance Expenses	4,097.68	2,035.00	(2,062.68)	37,603.47	22,385.00	(15,218.47)	24,420.00
Site Improvements								
78100	Lawn Maintenance	1,500.00	170.00	(1,330.00)	1,500.00	1,870.00	370.00	2,040.00
78260	Landscape Replacement	.00	115.00	115.00	.00	1,265.00	1,265.00	1,380.00
78300	Pest Control/Spraying	155.00	148.00	(7.00)	1,705.00	1,628.00	(77.00)	1,776.00
	Total Site Improvements	1,655.00	433.00	(1,222.00)	3,205.00	4,763.00	1,558.00	5,196.00
Contract Services								
80100	Pool Maintenance	194.00	194.00	.00	2,134.00	2,134.00	.00	2,328.00
80200	Pool Repairs	.00	150.00	150.00	2,421.02	1,650.00	(771.02)	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.00	132.00	7.00	144.00
82100	Fire Panel Monitoring	568.24	375.00	(193.24)	4,919.16	4,125.00	(794.16)	4,500.00
82300	Trash Collection	1,867.92	1,535.00	(332.92)	18,744.45	16,885.00	(1,859.45)	18,420.00
82500	Janitorial Services	.00	600.00	600.00	5,800.00	6,600.00	800.00	7,200.00
82650	Elevator Maint. Contract	1,179.17	1,115.00	(64.17)	12,653.28	12,265.00	(388.28)	13,380.00
82655	Elevator Permit/License	.00	45.00	45.00	750.00	495.00	(255.00)	540.00
82700	Bulk Cable Services	1,755.13	1,672.00	(83.13)	19,143.03	18,392.00	(751.03)	20,064.00
	Total Contract Services	5,564.46	5,698.00	133.54	66,689.94	62,678.00	(4,011.94)	68,376.00
85200	Miscellaneous	60.00	.00	(60.00)	60.00	.00	(60.00)	.00
85206	Foreclosure/Bad Debt	.00	.00	.00	181.38	.00	(181.38)	.00
	TOTAL EXPENSES	27,163.79	23,209.00	(3,954.79)	274,456.92	255,299.00	(19,157.92)	278,508.00
	NET INCOME/(LOSS)	(2,606.95)	767.00	(3,373.95)	(10,839.32)	8,437.00	(19,276.32)	9,204.00

RECONCILIATION

Bank #: 03 Operating-CAB                      10101    Operating-CAB  
 G/L Acct Bal:    9,102.72  
 Bank Balance:    13,601.21  
 Statement date: 11/30/17

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:

164	10/24/17	ALL FLORIDA POOL & SPA CE		1,150.25	
177	11/07/17	RED HAWK FIRE SECURITY, L		568.24	
186	11/10/17	PATRICK ELECTRIC		2,480.00	
188	11/10/17	PATRICK ELECTRIC		300.00	
Total Outstanding				4,498.49	.00

Bank Reconciliation Summary

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Checkbook Balance	9,102.72	Reconciling Balance	13,601.21
Uncleared Checks, Credits	4,498.49 +	Bank Stmt. Balance	13,601.21
Uncleared Deposits, Debits	0.00	Difference	0.00







CASH DISBURSEMENTS

Starting Check Date: 11/01/17 Cash account #: "All"  
 Ending Check Date: 11/30/17

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
Cash account #:	10101		Operating-CAB				
11/01/17	169	801	CHARLES LIPMAN	59.00	NOV/01PHONE REIM-CHARLES		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3028	NOV01/17 CELL	11/01/17	72800	11/01/17	59.00	NOV/01PHONE REIM-CHARLES
11/01/17	170	1268	OTIS ELEVATOR COMPANY	1,179.17	NOV/01-ELEVATOR OTIS SERV		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3029	TAOO5223XB17	11/01/17	82650	11/01/17	1,179.17	NOV/01-ELEVATOR OTIS SERV
11/07/17	171	VOID		.00	Void		
11/07/17	172	403	CORAL WAY LOCKSMITH CORP	64.00	Medeco Keys		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3038	40969	None	74160	11/07/17	64.00	Medeco Keys
11/07/17	173	412	ALL FLORIDA POOL & SPA CENTER	194.00	Schudule Pool 11/02-30		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3039	453721-1	11/01/17	80100	11/07/17	194.00	Schudule Pool 11/02-30
11/07/17	174	801	CHARLES LIPMAN	60.00	Debris Removal		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3035	1022141	11/06/17	85200	11/07/17	60.00	Debris Removal
11/07/17	175	919	PATRICK ELECTRIC	275.00	Electrical Circuit		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3032	110217	11/02/17	74140	11/07/17	275.00	Electrical Circuit
11/07/17	177	1018	RED HAWK FIRE SECURITY, LLC	568.24	Chuck Trouble Signal		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3037	3154180	11/07/17	82100	11/07/17	568.24	Chuck Trouble Signal
11/07/17	178	3201	BUG OFF EXTERMINATORS	155.00	Pest Control		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3033	861416	11/01/17	78300	11/07/17	155.00	Pest Control
11/07/17	179	VESTA	VESTA PROPERTY SERVICES	980.50	Management Fee		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3036	335817	11/01/17	70110	11/07/17	980.50	Management Fee
Cash account #:	10101		Operating-CAB				

CASH DISBURSEMENTS

Starting Check Date: 11/01/17 Cash account #: "All"  
 Ending Check Date: 11/30/17

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
11/09/17	180	403	CORAL WAY LOCKSMITH CORP	102.72	4 MEDECO KEY & 4KWI COPIE		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3044	41067	11/02/17	74160	11/09/17	102.72	4 MEDECO KEY & 4KWI COPIE
11/09/17	181	508	AMAYA MAINTENANCE LANDSCAPING	1,575.00	NOV2016-OCT30/17LAWN CARE		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3043	271030-LAWN	11/09/17	78100	11/09/17	1,575.00	NOV2016-OCT30/17LAWN CARE
11/09/17	182	801	CHARLES LIPMAN	78.51	REIMB ZINSCO 2P30 WAFER		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3040	64233	11/06/17	74170	11/09/17	78.51	REIMB ZINSCO 2P30 WAFER
11/09/17	183	VESTA	VESTA PROPERTY SERVICES	51.40	OCT30- BACKCHARGES FEE		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3041	SEB25-1017BKCHG	11/09/17	70280	11/09/17	51.40	OCT30- BACKCHARGES FEE
11/09/17	184	VESTA	VESTA PROPERTY SERVICES	123.58	ANNUAL MEETING BUDGET		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3042	336185	10/11/17	70280	11/09/17	123.58	ANNUAL MEETING BUDGET
11/09/17	110917 (M)604		MIAMI DADE WATER & SEWER DEPT	694.58			
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3030	METER-1571-0885	10/31/17	72200	10/31/17	681.93	OCT#7558352200 WATER&SEW
	3031	METER 88611291	10/31/17	72200	10/31/17	12.65	OCT#8558352200 WATER&SEWE
					Totals:	694.58	
11/10/17	176	VOID		.00	Void		
11/10/17	185	801	CHARLES LIPMAN	39.21			
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3048	7864093100	10/31/17	74170	11/10/17	15.89	REIMB SUPPLIES ROOF FUN
	3049	64207	11/02/17	74170	11/10/17	23.32	ZINCO IP20A FULL SIZE SUP
					Totals:	39.21	
11/10/17	186	919	PATRICK ELECTRIC	2,480.00	ELECTRICAL REPAIR CIRCUIT		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3046	NOV 9,2017	11/09/17	74185	11/10/17	2,480.00	ELECTRICAL REPAIR CIRCUIT
Cash account #:	10101		Operating-CAB				
11/10/17	187	1882	DAVID THOMPSON	150.00	6 USED CCTV CAMERAS		

CASH DISBURSEMENTS

Starting Check Date: 11/01/17 Cash account #: "All"  
 Ending Check Date: 11/30/17

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference			
		<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
		3045	9.25.2017	9/25/17	74160	11/10/17	150.00	6 USED CCTV CAMERAS
11/10/17	188	919	PATRICK ELECTRIC	300.00				REPLACE BRACKERS 2NDFLOOR
		<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
		3047	NOV 9,2017	11/09/17	74185	11/10/17	300.00	REPLACE BRACKERS 2NDFLOOR
11/10/17	111017	(M)250	FLORIDA POWER & LIGHT	1,109.74				NOV09#18066-72067FPL ACH
		<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
		3051	SEP28-OCT30FPL	11/10/17	72100	11/10/17	1,109.74	NOV09#18066-72067FPL ACH
11/13/17	111317	(M)792	WASTE CONNECTIONS OF FLORIDA	1,867.92				NOV#6440-057310WASTE SERV
		<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
		3052	1947145-WASTE	11/13/17	82300	11/13/17	1,867.92	NOV#6440-057310WASTE SERV
11/13/17	111317	(M)5896	FIRST INSURANCE FUNDING CORP.	7,771.80				NOV21-4830923 FIF INSURAN
		<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
		3053	900-4830923INSU	11/13/17	33000	11/13/17	7,771.80	NOV21-4830923 FIF INSURAN
11/16/17	111617	(M)995	COMCAST	1,755.13				NOV-440663831COMCAST-ACH
		<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
		3050	11/01-11/30 COM	11/10/17	82700	11/10/17	1,755.13	NOV-440663831COMCAST-ACH
Totals:				21,634.50				

AGED OWNER BALANCES: AS OF Nov. 30, 2017  
ACCOUNT NUMBER SEQUENCE

\* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 31	OVER 61	OVER 365	TOTAL	STATUS
202	202	SANTIAGO PELLEGRINI	562.83	537.83	86.51-	430.58	1444.73	2nd Notice
401	401	ALEJANDRO OSORIO	5.00	0.00	0.00	0.00	5.00	Friendly Letter
601	601	Aurora Esteves	546.38	0.00	75.00	0.00	621.38	Friendly Letter
604	604	Maria Staley	576.92	551.92	758.96	100.00	1987.80	2nd Notice
704	704	MARCELO & MIRIAM SALLES	284.34	0.00	150.00	0.00	434.34	Friendly Letter
802	802	CALLETANA ALJOBIN	638.82	0.00	35.00	0.00	673.82	Friendly Letter
901	901	CRYSTAL MARIE ADAMS	593.35	0.00	35.00	0.00	628.35	Friendly Letter
904	904	MYRNA SANTOS MAYOR	578.59	0.00	100.00	0.00	678.59	Friendly Letter
1001	1001	Lourdes Camps	633.28	0.00	125.00	25.00	783.28	Friendly Letter
1201	1201	Brian & Pamela Young	1061.57	0.00	0.00	0.00	1061.57	
			-----	-----	-----	-----	-----	
		TOTAL:	5481.08	1089.75	1192.45	555.58	8318.86	

AGED OWNER BALANCES: AS OF Nov. 30, 2017  
ACCOUNT NUMBER SEQUENCE

\* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 31	OVER 61	OVER 365	TOTAL	STATUS
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REPORT SUMMARY

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 31	OVER 61	OVER 365	TOTAL
A1		Maintenance Fee	11000	5306.08	1089.75	1003.03	0.00	7398.86
01		Late Fees	11000	175.00	0.00	169.42	555.58	900.00
02		NSF Charges	11000	0.00	0.00	20.00	0.00	20.00
GRAND TOTAL:				5481.08	1089.75	1192.45	555.58	8318.86

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
11000	Accounts Receivable	8318.86
TOTAL		\$8318.86

**Brickell 25, A Condominium Association**  
**Prepaid Insurance Schedule**  
**November 30, 2017**

<b>Prepaid Insurance</b>											
GL	Description of Policy	Period		2017-2018 Premium	Renewal	Adjustment Refund	CPA Adj	Expensed	Prepaid Bal	Comments	
		From	To								
70140	Gen Liab/Philadelphia Indemnity	05/07/17	05/07/18	4,473.00			-	2,536.74	1,936.26		
70145	Property/American Coastal Insurance	05/07/17	05/07/18	42,485.00				24,094.25	18,390.75		
70155	Finance/Doc&Stamps	05/07/17	05/07/18	1,776.00				1,007.21	768.79		
70150	Umbrella/Kevin Davis Insurance	05/07/17	05/07/18	1,604.00				909.65	694.35		
70180	D&O/Graham Insurance Group	05/07/17	05/07/18	992.00				562.57	429.43		
70190	Fidelity/Crime/Travelers	05/07/17	05/07/18	517.00				293.19	223.81		
70195	Glass/Seacoast Underwriters	05/07/17	05/07/18	1,869.00				1,059.97	809.03		
70165	Flood/Hartford Insurance	05/07/17	05/07/18	32,440.00				18,397.48	14,042.52		
70170	Worker's Comp/CNA Insurance	05/07/17	05/07/18	2,195.00				1,286.91	908.09		
<b>Total</b>				<b>88,351.00</b>			-	<b>50,147.97</b>	<b>38,243.18</b>		
Expense For the Month				Remaining							
Description	Days	Per Day	Total	Days	Months	Comments					
70140	Gen Liab/Philadelphia Indemnity	30	12.25	367.64	158	5.27					
70145	Property/QBE Insurance Corp	30	116.40	3,491.92	158	5.27					
70155	Finance/Doc&Stamps	30	4.87	145.97	158	5.27					
70150	Umbrella/American Zurich Ins.	30	4.39	131.84	158	5.27					
70180	D&O/Travelers Cas&Surety Co.	30	2.72	81.53	158	5.27					
70190	Fidelity/Travelers	30	1.42	42.49	158	5.27					
70195	Glass/USPlate Glass Insurance Co	30	5.12	153.62	158	5.27					
70165	Flood	30	88.88	2,666.30	158	5.27					
70170	Worker's Comp/CNA Insurance	30	6.01	180.41	158	5.27					
<b>Total</b>			<b>242.06</b>	<b>7,261.72</b>							
<b>Insurance Payable</b>											
Total Premium Financed	Finance Charge	Docs & Stamps	Total Premium	Down Payment	Adjustments	Total Payable	Monthly Payment	Out of	# of Pymt 3--10	Insurance Payable EOM	
84,380.00	1,510.00	266.00	<b>86,156.00</b>	8,438.00		77,718.00	7,771.80	10	7	<b>24,607.77</b>	
<b>Grand Total</b>										<b>24,607.77</b>	

**Brickell 25, A Condominium Association**  
**Prepaid Interest Schedule**  
**November 30, 2017**

<b>Interest on Policy</b>						
Financed from # of days =		Period		Days in Month	Total Expensed	Prepaid Balance
From	To	From	To			
		5/7/2017	5/31/2017	24	5,809.38	88,351.00
		6/1/2017	6/30/2017	30	7,261.73	82,541.62
		7/1/2017	7/31/2017	31	7,503.78	75,279.89
		8/1/2017	8/31/2017	31	7,503.78	67,776.11
		9/1/2017	9/30/2017	30	7,503.78	60,272.33
		10/1/2017	10/31/2017	30	7,261.73	53,010.60
		10/1/2017	10/31/2017	31	7,503.78	45,506.82
		11/1/2017	11/30/2017	30	7,261.73	38,245.09
		12/1/2017	12/31/2017	31	7,503.78	30,741.31
		1/1/2018	1/31/2018	31	7,503.78	23,237.52
		2/1/2018	2/28/2018	29	7,019.67	16,217.85
		3/1/2018	3/31/2018	31	7,503.78	8,714.07
		4/1/2018	4/30/2018	30	7,261.73	1,452.35
		5/1/2018	5/6/2018	6	1,452.35	0.00
<b>Total</b>				<b>365</b>		



RECONCILIATION

Bank #: 04 Reserve-CAB                      12501    Reserve -CAB  
 G/L Acct Bal:        622.60  
 Bank Balance:        622.60  
 Statement date: 11/30/17

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:

Total Outstanding	.00	.00
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Bank Reconciliation Summary

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Checkbook Balance	622.60	Reconciling Balance	622.60
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	622.60
Uncleared Deposits, Debits	0.00	Difference	0.00

Community Association Banc  
 A Division of Mutual of Omaha Bank  
 Main Office  
 P.O. Box 64084  
 Phoenix, AZ 85082  
 (866) 800-4656



11-30-17  
 267822344

VESTA PROPERTY SERVICES, INC AGENT FOR  
 BRICKELL 25 INC A CONDOMINIUM ASSN  
 RESERVE  
 551 DR MARTIN LUTHER KING JR ST N  
 ST PETERSBURG FL 33701-2116

26782 234 4 MONEY MARKET ACCOUNT

Previous Balance	10-31-17	622.52
+Deposits/Credits		.00
-Checks/Debits		.00
-Service Charge		.00
+Interest Paid		.08
Current Balance		622.60
Days in Statement Period	30	

\* - - - - -INTEREST SUMMARY- - - - - \*

Interest Earned From 11/01/17 To 11/30/17	
Days in Period	30
Interest Earned	.08
Annual Percentage Yield Earned	.16
Interest Paid this Year	.52
Interest Withheld this Year	.00

\* - - - - -DESCRIPTIVE TRANSACTIONS- - - - - \*

Date	Description	Amount
11-30	Interest Pymt	.08

\* - - - - -DAILY BALANCE SUMMARY- - - - - \*

Date	Balance	Date	Balance
10-31	622.52	11-30	622.60

\* - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - \*

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT

**Brickell 25, Inc., A Condominium Association**  
**Accumulated Depreciation GL 14500**  
**November 30, 2017**

<b>Description</b>	<b>Expense</b>	<b>Posted Date</b>	<b>Amount</b>
Opening Balance	2013	12/31/13	\$ (17,913.00)
New Purchase 01/2014	2014	12/31/14	\$ (4,577.28)
Depreciation	2014 1 thru 12		\$ 1,511.76
Depreciation	Pool Furniture 13 thru 60	01/31/15	\$ (125.98)
Depreciation	Pool Furniture 14 thru 60	02/28/15	\$ (125.98)
Depreciation	Pool Furniture 15 thru 60	03/31/15	\$ (125.98)
Depreciation	Pool Furniture 16 thru 60	04/30/15	\$ (125.98)
Depreciation	Pool Furniture 17 thru 60	05/31/15	\$ (125.98)
Depreciation	Pool Furniture 18 thru 60	06/30/15	\$ (125.98)
Depreciation	Pool Furniture 19 thru 60	07/31/15	\$ (125.98)
Depreciation	Pool Furniture 20 thru 60	08/31/15	\$ (125.98)
Depreciation	Pool Furniture 21 thru 60	09/30/15	\$ (125.98)
Depreciation	Pool Furniture 22 thru 60	10/31/15	\$ (125.98)
Depreciation	Pool Furniture 23 thru 60	11/30/15	\$ (125.98)
Depreciation	Pool Furniture 24 thru 60	12/31/15	\$ (125.98)
Depreciation	Pool Furniture 25 thru 60	01/31/16	\$ (125.98)
Depreciation	Pool Furniture 26 thru 60	02/29/16	\$ (125.98)
Depreciation	Pool Furniture 27 thru 60	03/31/16	\$ (125.98)
Depreciation	Pool Furniture 28 thru 60	04/30/16	\$ (125.98)
Depreciation	Pool Furniture 29 thru 60	05/31/16	\$ (125.98)
Depreciation	Pool Furniture 30 thru 60	06/01/16	\$ (125.98)
Depreciation	Pool Furniture 31 thru 60	07/01/16	\$ (125.98)
Depreciation	Pool Furniture 32 thru 60	08/01/16	\$ (125.98)
Depreciation	Pool Furniture 33 thru 60	09/01/16	\$ (125.98)
Depreciation	Pool Furniture 34 thru 60	10/01/16	\$ (125.98)
Depreciation	Pool Furniture 35 thru 60	11/01/16	\$ (125.98)
Depreciation	Pool Furniture 36 thru 60	12/01/16	\$ (125.98)
Depreciation	Pool Furniture 37 thru 60	01/01/17	\$ (125.98)
Depreciation	Pool Furniture 38 thru 60	02/01/17	\$ (125.98)
Depreciation	Pool Furniture 39 thru 60	03/01/17	\$ (125.98)
Depreciation	Pool Furniture 40 thru 60	04/01/17	\$ (125.98)
Depreciation	Pool Furniture 41 thru 60	05/01/17	\$ (125.98)
Depreciation	Pool Furniture 42 thru 60	06/01/17	\$ (125.98)
Depreciation	Pool Furniture 43 thru 60	07/01/17	\$ (125.98)
Depreciation	Pool Furniture 44 thru 60	08/01/17	\$ (125.98)
Depreciation	Pool Furniture 45 thru 60	09/01/17	\$ (125.98)
Depreciation	Pool Furniture 46 thru 60	10/01/17	\$ (125.98)
Depreciation	Pool Furniture 47 thru 60	11/01/17	\$ (125.98)

**Total** **\$ (25,587.94)**

**Capital Improvement**

<b>Description</b>	<b>Expense</b>	<b>Posted Date</b>	<b>Amount</b>
Opening Balance	2013	12/31/13	\$ 17,913.00
Pool Furniture	New Purchase 1/2014	01/31/14	\$ 4,577.28
	CPA JE 2016	12/31/16	5189.90

**Total** **\$ 27,680.18**

## AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First"  
Cut off date: 11/30/17

Ending vendor: "Last"

Contact	Vendor Phone	Current	31-60	61-90	Over 90
HOME DEPOT CREDIT SERVICES	800-685-6691	302.60	.00	.00	.00
MIAMI DADE WATER & SEWER DEPT	305-665-7477	957.03	.00	.00	.00
RED HAWK FIRE SECURITY, LLC	866-228-7614	305.64	.00	.00	.00
	Totals:	1,565.27	.00	.00	.00
	Grand total:	1,565.27			

PREPAYS AS OF Nov. 30, 2017  
Account Number Sequence

\* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
<b>CURRENT OWNERS</b>				
GEORGE MORO TRS 145 SE 25 Road # 301	301	301	PP	494.72
YOLANDA YARUR 145 SE 25 Road # 303	303	303	PP	1,737.02
JOSE JIMENEZ 145 SE 25 Road # 304	304	304	PP	0.18
YOPRIME LLC A FLORIDA LIMITED 145 SE 25 Road # 404	404	404	PP	0.48
SOFIA RAIN HART 145 SE 25 Road # 501	501	501	PP	2,131.10
Joseph Milton TRS 145 SE 25 Road # 503	503	503	PP	600.02
James & Vera Thomas 145 SE 25 Road # 504	504	504	PP	537.83
Tony & Patsy Kelly 145 SE 25 Road # 602	602	602	PP	1,358.59
George Moro 145 SE 25 Road # 603	603	603	PP	603.59
MATILDE ALBERNY 145 SE 25 Road # 801	801	801	PP	551.92
STELLA URREA 145 SE 25 Road # 902	902	902	PP	50.00
MOHAMMED ALFODARI 145 SE 25 Road # 1002	1002	1002	PP	50.00
ARGYLE FINANCE LTD 145 SE 25 Road # 1003	1003	1003	PP	25.00

PREPAYS AS OF Nov. 30, 2017  
Account Number Sequence

\* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
XAVIER & RITA SUAREZ 145 SE 25 Road # 1102	1102	1102	PP	1,061.07
JORGE DAVILA 145 SE 25 Road # 1202	1202	1202	PP	471.40
				=====
TOTAL HOMES:	15	TOTAL PREPAYS		9,672.92
		TOTAL DISTR: PP		9,672.92